

***MINUTES OF  
FACILITIES PLANNING AND IMPLEMENTATION COMMITTEE***

Tuesday, January 10, 2006 5:00 p.m.  
Warren Green, 2<sup>nd</sup> Floor Conference Room  
Hotel Street, Warrenton, Virginia

**Present:**

William Downey, Board of Supervisors  
Richard Robison, Board of Supervisors  
Anthony Hooper, Deputy County Administrator  
Tom Boyer, Deputy Director, General Services  
Kevin Burke, County Attorney  
Maria Del Rosso, Library  
Butch Farley, Director, General Services  
Wanda Mercer, Executive Assistant, General Services  
Larry Miller, Parks & Recreation  
Bryan Tippie, Director, Budget

**Guests:**

Gail Barb, Clerk, Circuit Court  
John Griffin, Citizen  
Barbara Severin, Library Board  
Helen Zaleski, Circuit Court  
Bill Weber, Citizen

Mr. William Downey called the meeting to order at 5:00 p.m. on Tuesday, January 10, 2006.

**APPROVAL OF AGENDA**

The agenda was approved as published.

**APPROVAL OF DECEMBER 13, 2005 MEETING**

Upon correction of the word 'LOMR' on page 1, the minutes were approved. The minutes of the joint meeting will be distributed for the February 2006 meeting. An item of interest, a LOMR is a Letter of Map Revision.

**PROJECT REVIEW/UPDATE**

**Library Status Report**

Bealeton Library Depot – An architectural and engineering contract was approved and executed with John Milner Associates (JMA).

New Baltimore Branch – The Request for Proposal (RFP) for architectural and engineering services has been released. The pre-bid meeting is planned for mid-February 2006.

John Barton Payne – Dominion Virginia is preparing a quote for the underground electrical work. The project should be ready for bid in mid-February 2006.

Warrenton Library – The HVAC project was completed in December 2005. Mrs. Severin stated that the system was quiet and that staff was happy with the comfort levels.

### **Parks and Recreation Projects**

Mr. Larry Miller presented an overview of Parks and Recreation projects.

Northern Swimming Pool – Parks and Recreation is awaiting the revised cost estimates that include planning and other associated costs. Mr. Miller remarked that in order for the pool to be functional for the 2007 season, a swift turn-around time will be critical once the documents are received. He stated that current cost estimates are for the Vint Hill pool to be built as-is with no changes on the Marshall site. Utilities and parking areas account for a large portion of the costs. Current parking at the community center is insufficient. Mr. Downey requested moving the pool closer to the building be re-examined. Mr. Miller noted that Patton Harris moved the pool further down the site due to the rock density closer to the current building. Mr. Downey responded that the rock could possibly be fractured from the building construction years ago. The time frame for building the pool is four (4) years from the date of execution of the agreement amendment, which has not been executed to date.

Monroe Park – The Assay Office and Bunk House plans were available for review. Angler Development will contribute the remaining donated paving as its schedule allows.

Mr. Hooper noted that during the last FPIC meeting that it may be necessary to establish project priorities. Mr. Downey clarified that due to the large amount capital costs, project prioritization was necessary for all departments, not just Parks and Recreation.

Central Sports Complex – The LOMR was received on January 10, 2006. The meeting between the Fauquier Fair Board and the Rogers to discuss the property will be scheduled with notice given to Mr. Robison.

### **Addition to Marshall Community Center**

Mr. Miller noted that no response has been received from Davis Carter Scott principal Doug Carter. Seventy-five percent (75%) of the project total (\$40,000) has been paid. If no response is received shortly, Parks and Recreation should follow standard County procedures for notifying non-productive/non-responsive contractors.

### **Project Review – Courthouse / Adult Detention Center (ADC)**

Ms. Kay Jackson presented the project updates.

Adult Detention Center (ADC)/Jail – The Sheriff's Department is satisfied with the renovated facility. Minor changes will be made. The security system is not working correctly, but the contractor is working with the Sheriff's Department to fix the remaining problems. There will be no charge from Virginia Dominion for the permanent electrical service (budgeted at \$15,000). Additionally, a portion of the \$10,000 budgeted for landscaping has been utilized, but the remainder will not be used.

Mr. Boyer reported that sinks, showers and lighting may be issues when the Department of Corrections inspects the Adult Detention Center cell blocks. The galvanized pipes are significantly clogged because they are forty (40) years old and galvanized pipes corrode from the inside. A fair amount of the affected piping is enclosed in the new security ceiling. Mr. Boyer and the Sheriff's Department will present the FPIC with design requirements. Additionally, if a parking garage is constructed on the current lower parking lot, security adjustments to the rear recreation area of the ADC will be required.

Courthouse – The detention facilities and their security system are working properly and the Sheriff's Department and Court staff are pleased. Renovations in Phase II.A are progressing. Substantial completion of the second floor will occur on January 16, 2006. Office moves for the Treasurer and Commissioner of the Revenue are scheduled for the end of January 2006. There are seventy-seven (77) outstanding change orders. The sanitation line repairs are complete with pricing expected from the sub contractor in the near future.

The Records Room move is complete. Mrs. Barb commented that the move went well.

Demolition has begun in the Clerk's Office and remaining areas of the first floor. Asbestos abatement will be performed at night beginning January 17, 2006. OSHA may be present and an industrial hygienist will be on-site during abatement.

Mr. Downey requested an overall project evaluation meeting be held to include a team assessment of major construction, contractor, and subcontractor evaluations of the professional service providers and other plusses and minuses of the project. He requested acknowledgement letters be forwarded to companies contributing in a positive manner. Ms. Jackson will provide a grading summary of the primary trades.

### **General Services Project Summary**

Mr. Tom Boyer reviewed the project summary.

Data Center – Mr. Boyer inquired about combining the Data Center and John Barton Payne projects. Although very different projects, it could be an option to bid both jobs. Depending on MBP's comments, the Data Center should be ready for bid in February 2006.

Old Jail Museum – Although Golden Construction was low bidder, they omitted the cost to remove all of the old paint from its bid. Due to their lack of response, actions are being taken to disqualify them as the low bidder. There was an \$8,000-9,000 cost difference between Golden Construction and the next lowest bidder, J. Crowder. Crowder agreed to hold its price and will begin in the spring (April 1).

### **General Services/Warrenton Fire Company Access**

Mr. Hooper reported that the School Division has received optional site plan proposals and forwarded them to its engineer for review and comment. At the February FPIC meeting, Mr. Downey requested reconfiguration costs of the complex for entrances, relocation of offices, curb and gutter, fencing, and any other costs for both the County and School Division. If there are costs associated with the entrance, they will be presented to Warrenton Fire Company.

**Other**

The next joint FPIC/Building Committee meeting was tentatively scheduled for April 11, 2006, 6:00 p.m. Mr. Hooper will confirm the date with Ms. Bourne.

**Next Meeting Date**

The next meeting of the Facilities Planning and Implementation Committee will be Tuesday, February 14, 2006, at 3:30 p.m.

With no further business, the meeting adjourned at 5:55 p.m.

**Future Discussions Items**

Extension Office CIP Submission.

Parks and Recreation possible relocation to Raymond Farm.